

AN ORDINANCE 2006 - 01 - 12 - 62

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the following zoning district boundaries from "R-6" Single-Family Residential District, "C-2" Commercial District, "I-1" General Industrial District, and "MR" Military Reserve District to:

"C-3" General Commercial District on 207.530 acres out of NCB 13964, as further described in Exhibit A attached hereto and incorporated herein for all purposes; and

(HD) "C-3" Historic General Commercial District on 94.620 acres out of NCB 13964, as further shown on Exhibit B attached hereto and incorporated herein for all purposes; and

"MI-2 S" Mixed Heavy Industrial on 1,588.544 acres with a Specific Use Permit for an Airport, Non-Governmental out of NCB 13964, as further described in Exhibit C attached hereto and incorporated herein for all purposes.

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 3. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective January 22, 2006.

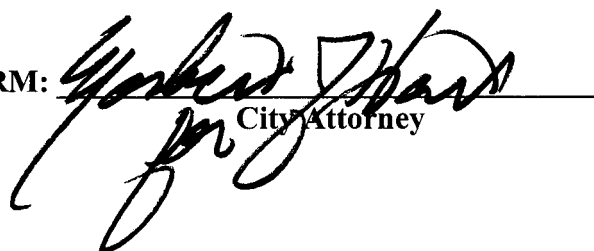
PASSED AND APPROVED this 12th day of January, 2006.


M A Y O R

PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM:


City Attorney

Z2005278

**FIELD NOTES FOR
ZONING C-3
253.087 ACRES**

BEING a 253.087 acre tract of land out of that 1402.40 acre tract as described in Memorandum of Lease dated July 24, 1997, and recorded in volume 7211, page 664, Real Property Records of Bexar County, Texas, and being all of a 4.1322 acre tract as described in Volume 10025, Page 2226, Real Property Records of Bexar County, Texas, all of Lot 27, N.C.B. 7530 described in Volume 10025, Page 2240, all of Lot 29, N.C.B. 7530 described in Volume 10025, Page 2230, all of Lot 25, N.C.B. 7530 described in Volume 10025, Page 2232, 0.7839 acre out of Lot 26, N.C.B. 7530 and 1.8524 acre out of Lot 28, N.C.B. 7530 described in Volume 10025, Page 2234, all in the Real Property Records of Bexar County, Texas, same also being described by a drawing (Zoning (C-3-1).DWG, dated January 18, 2005) attached hereto and made part hereof and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for an interior corner of the aforementioned 1402.40 acre tract, same being the southwest corner of the Winston Elementary School Subdivision as described in volume 9511, page 112, Plat Records of Bexar County, Texas;

THENCE along the south line of the aforementioned Winston Elementary School Subdivision, S84°05'14"E a distance of 874.26 feet to a 1/2" iron rod found in the west right-of-way line of General McMullen Drive;

THENCE S83°58'27"E a distance of 594.89 feet to a point on the south line of a 4.481 acre tract as described in volume 6024, page 2025, Deed Records of Bexar County, Texas;

THENCE leaving the south line of the aforementioned 4.481 acre tract, the following (5) courses:

S05°59'34"W a distance of 189.79 feet to an angle point;

N84°01'17"W a distance of 250.11 feet to an aluminum cap in concrete found for an interior corner;

S05°56'15"W a distance of 973.15 feet to a 5/8" iron rod found for an angle corner;

S84°03'22"E a distance of 269.90 feet to a 5/8" iron rod found;

S05°56'38"W a distance of 235.88 feet to an interior angle point;

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THENCE S84°07'04"E a distance of 679.68 feet to angle point at the northeast corner of the aforementioned 4.1322 acre tract;

THENCE leaving the north line of said 4.1337 acre tract, N05°52'56" a distance of 338.27 feet to an angle point;

THENCE S84°07'04"E a distance of 257.36 feet to an angle point;

THENCE S05°45'36"W a distance of 535.77 feet to a point on the north right-of-way line of General Hudnell Rd.;

THENCE along the north right-of-way line of General Hudnell Rd. the following (3) courses:

S61°37'59"W a distance of 62.03 feet to an angle point;

S28°22'01"E a distance of 8.48 feet to an angle point;

S63°57'51"W a distance of 114.58 feet to point on the north side of Billy Mitchell Rd. and a north line of the aforementioned 1402.40 acre tract;

THENCE along the north side of Billy Mitchell Rd. and the north line of said 1402.40 acre tract, S84°07'04"E a distance of 24.73 feet to a rail road spike found with punch mark for an angle point;

THENCE S29°14'57"E a distance of 56.02 feet to a point in the centerline of the aforementioned General Hudnell Dr.

THENCE along and with the centerline of the said General Hudnell Dr., S64°09'24"W a distance of 263.71 feet to a point in the centerline of Duncan Dr.;

THENCE along and with the centerline of the said Duncan Dr., S55°58'42"W a distance of 1274.89 feet to a point in the centerline intersection of Duncan Dr. and South Crickett Dr.;

THENCE along and with the centerline of the said South Crickett Dr., S37°19'27"E a distance of 1037.57 feet to an angle point;

THENCE leaving the centerline of said South Crickett Dr., S55°10'20"W a distance of 695.68 feet to an angle point;

THENCE N88°35'02"W a distance of 118.84 feet to an angle point;

THENCE N43°01'57"W a distance of 976.39 feet to the centerline of Duncan Dr.;

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THENCE along and with the centerline of the said Duncan Dr., S55°23'29"W a distance of 628.19 feet to a point in the proposed east right-of-way line of the proposed 36th Street Extension;

THENCE leaving the centerline of said Duncan Dr. along said proposed east right-of-way line, N23°10'50"W a distance of 948.30 feet to an angle point;

THENCE S71°47'19"W a distance of 1024.54 feet to an angle point;

THENCE S18°12'41"E a distance of 225.17 feet to an angle point;

THENCE S71°47'19"W a distance of 1039.47 feet to a point in the centerline of South Frank Luke Dr.;

THENCE along and with the centerline of said Frank Luke Dr., N17°56'33"W a distance of 2089.77 feet to an angle point;

THENCE continuing along and with the centerline of Frank Luke Dr., N05°38'56"E a distance of 217.64 feet to a point in the intersection of Frank Luke Dr. and Billy Mitchell Boulevard;

THENCE along and with the centerline of said Billy Mitchell Boulevard, S84°04'26"E a distance of 2472.60 feet to a point of curvature for a non tangent curve, said point being in the proposed east right-of-way line of the proposed 36th Street Extension;

THENCE an arc distance of 779.08 feet along said proposed east right-of-way line and a curve to the left having a radius of 1337.65 feet, a central angle of 33°22'14", and a chord which bears N12°15'44"W a distance of 768.12 feet to an angle point;

THENCE S84°16'00"E a distance of 749.41 feet to an angle point;

THENCE N05°45'18"E a distance of 1048.14 feet to a point in the south line of a 4.69 acre tract as described in volume 3360, page 422, Deed Records of Bexar County, Texas;

THENCE along the south line of the aforementioned 4.69 acre tract, S84°14'42"E a distance of 130.16 feet to the **POINT OF BEGINNING** and containing 253.087 acres.

The bearing basis for this survey is Grid North, NAD 27, Texas State Plane Coordinate System, Texas South Central Zone.

Z2005273

**FIELD NOTES FOR
ZONING C-3
5.743 ACRES**

BEING a 5.743 acre tract of land out of that 370.905 acre tract as described in Memorandum of Lease dated July 24, 1997, and recorded in volume 7211, page 664, Real Property Records of Bexar County, Texas, same also being described by a drawing (ZoningC-3-3.DWG, dated January 18, 2005) attached hereto and made part hereof and being more particularly described as follows:

BEGINNING at a found "X" on concrete retaining wall at the west right-of-way line of Southern Pacific Railroad and north right-of-way line of New Laredo Highway, same being the southeast corner of the aforementioned 370.905 acre tract;

THENCE leaving the west right-of-way line of Southern Pacific Railroad, along the north right-of-way line of New Laredo Highway and the south line of said 370.905 acre tract, S56°25'49"W a distance of 932.97 feet to a point;

THENCE leaving the north right-of-way line of New Laredo Highway and the south line of said 370.905 acre tract, N33°34'11"W a distance of 255.00 feet to an angle point;

THENCE N56°25'49"E a distance of 1026.69 feet to a point in the west right-of-way line of Southern Pacific Railroad and the east line of the said 370.905 acre tract;

THENCE along the west line of Southern Pacific Railroad and the east line of the said 370.905 acre tract, S14°09'12"E a distance of 57.29 feet to a point of curvature;

THENCE an arc distance of 214.31 feet along a curve to the right having a radius of 5679.58 feet, a central angle of 02°09'43", and a chord which bears S13°15'17"E a distance of 214.30 feet to the **POINT OF BEGINNING** and containing 5.743 acres.

The bearing basis for this survey is Grid North, NAD 27, Texas State Plane Coordinate System, Texas South Central Zone.

**FIELD NOTES FOR
ZONING C-3
43.287 ACRES**

BEING a 43.287 acre tract of land out of that 370.905 acre tract as described in Memorandum of Lease dated July 24, 1997, and recorded in volume 7211, page 664, Real Property Records of Bexar County, Texas, same also being described by a drawing (ZoningC-3-2.DWG, dated January 18, 2005) attached hereto and made part hereof and being more particularly described as follows:

BEGINNING at a point on the east right-of-way line of Quintana Road and the west line of the aforementioned 370.905 acre tract of land from which a 5/8" iron rod found bears S05°53'21"W a distance of 2699.11 feet for the southwest corner of said 370.905 acre tract;

THENCE along the east right-of-way line of Quintana Road, and the west line of said 370.905 acre tract, N05°53'21"E a distance of 838.18 feet to an angle point;

THENCE N52°55'02"E a distance of 60.60 feet to punch mark on fence post found for an angle point;

THENCE N07°30'18"E a distance of 43.32 feet to an angle point;

THENCE S84°07'34"E a distance of 377.44 feet to an angle point;

THENCE N05°52'20"E a distance of 178.64 feet to a chiseled "X" found for an angle point;

THENCE S84°07'43"E a distance of 73.00 feet to an angle point;

THENCE S05°52'12"W a distance of 178.64 feet to an angle point;

THENCE S84°07'53"E a distance of 194.40 feet to an angle point;

THENCE N66°00'00"E a distance of 41.85 feet to an angle point;

THENCE N51°12'02"E a distance of 60.95 feet to an angle point;

THENCE N27°37'10"E a distance of 58.09 feet to an angle point;

THENCE N07°19'52"E a distance of 98.89 feet to an angle point;

THENCE N05°56'39"E a distance of 532.92 feet to an angle point;

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THENCE N84°12'47"W a distance of 65.63 feet to an angle point;

THENCE N05°47'13"E a distance of 165.36 feet to an angle point;

THENCE N83°47'56"W a distance of 53.06 feet to an angle point;

THECNE N12°44'50"W a distance of 45.00 feet to an angle point;

THENCE S84°08'15"E a distance of 607.09 feet to an angle point;

THENCE along and with the centerline of North Tayman Street the following three courses:

S06°08'49"W a distance of 867.64 feet to an angle point,

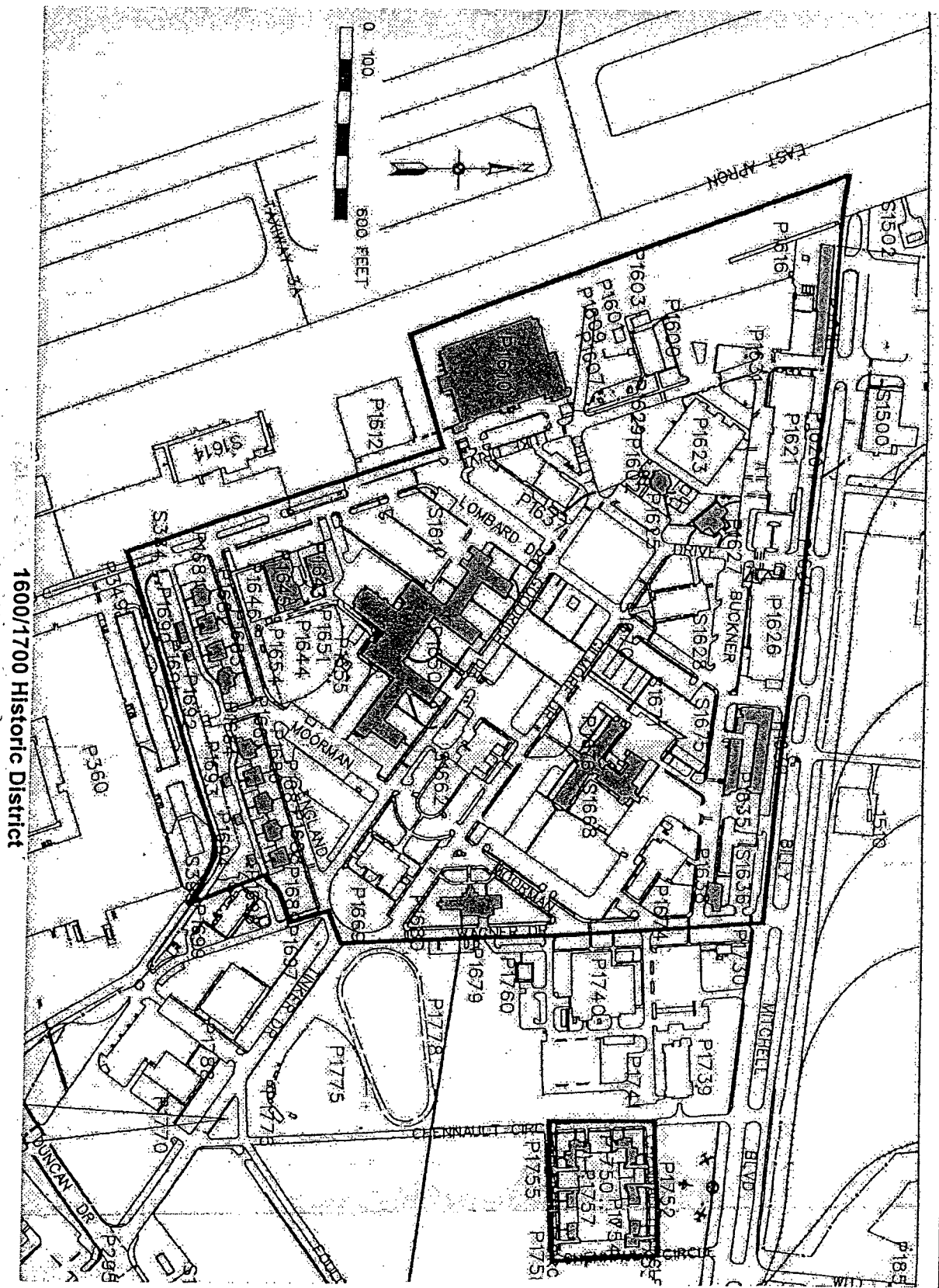
S14°12'45"E a distance of 424.31 feet to an angle point,

S05°57'57"W a distance of 709.19 feet to a point at the intersection of North Tayman Street and Dunton Street;

THENCE along and with the centerline of Dunton Street, N84°12'53"W a distance of 885.75 feet to a point of curvature;

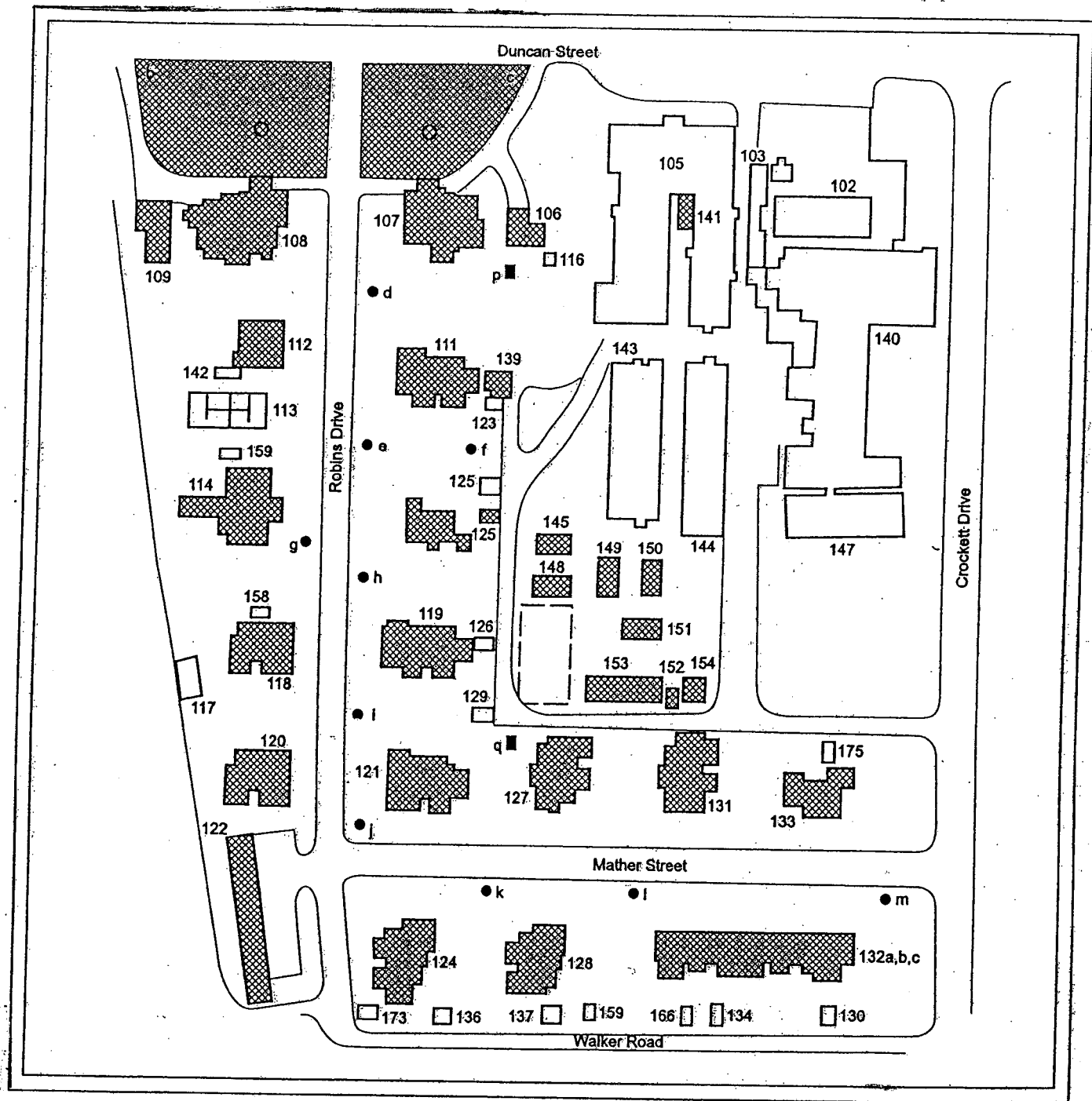
THENCE leaving the centerline of Dunton Street, an arc distance of 534.61 feet along a curve to the right having a radius of 1627.19 feet, a central angle of 18°49'28", and a chord which bears N73°43'05"W a distance of 532.21 feet to the POINT OF BEGINNING and containing 43.287 acres.




The bearing basis for this survey is Grid North, NAD 27, Texas State Plane Coordinate System, Texas South Central Zone.



1600/1700 Historic District

EXHIBIT B
 To Ordinance No. _____
 Passed and Approved on
 January 12, 2006



-  Contributing elements
-  Landscape features
-  Non-contributing elements



Not to Scale

Z2005273

**FIELD NOTES FOR
ZONING MI-2S
106.35 ACRES**

BEING a 106.35 acre tract of land, being all of that 106.35 acre tract as described in Memorandum of Lease dated July 24, 1997, and recorded in volume 7211, page 664, Real Property Records of Bexar County, Texas, same also being described by a drawing (Zoning MI-2S-1.DWG, dated January 18, 2005) attached hereto and made part hereof and being more particularly described as follows:

BEGINNING At a concrete monument with brass cap found in the northwest right-of-way line of the Southern Pacific Railroad right-of-way at the south corner of a 16.19 acre tract conveyed to the United States of America by Julius Doehne, by deed recorded in Volume 1967, Page 227, Deed Records of Bexar County, Texas, being at the east most east corner of a 139.314 acre tract conveyed to Ernest Ruiz by deed recorded in Volume 3016, Page 1534, Real Property Records of Bexar County, Texas;

THENCE N67°59'06"W a distance of 152.33 feet, along a southwest line of said 16.19 acre tract and the northwest line of said 139.314 acre tract, to a 1/2" iron rod found at the west corner of said 16.19 acre tract;

THENCE Along the northwest line of said 16.19 acre tract and the southeast line of said 139.314 acre tract the following seven (7) courses:

N05°46'30"W a distance of 99.77 feet, to a 1/2" iron rod found for an angle point;

N06°41'52"E a distance of 99.82 feet, to a 1/2" iron rod found for an angle point;

N18°06'03"E a distance of 104.25 feet, to a 1/2" iron rod found for an angle point;

N28°15'24"E a distance of 96.14 feet, to a 1/2" iron rod found for an angle point;

N27°07'07"E a distance of 408.05 feet, to a 1/2" iron rod found for an angle point;

EXHIBIT C

To Ordinance No. _____
Passed and Approved on
January 12, 2006

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N24°26'22"E a distance of 187.34 feet, to a 1/2" iron rod found at an interior corner of said 16.19 acre tract an east corner of said 139.314 acre tract, for an interior corner of the herein decsribed tract;

N72°13'47"W a distance of 95.36 feet to a point in the centerline of Leon Creek;

THENCE Along the centerline of Leon Creek with its meanders, the following three (3) courses;

N08°54'35"E a distance of 134.61 feet, to a an angle point;

N06°24'29"W a distance of 115.47 feet, to a an angle point;

N17°55'56"W a distance of 237.56 feet, to a point in the south line of a 464.81 acre tract conveyed to the United States of America by Lane Taylor by deed dated February 13, 1918, being the northwest corner of the 16.19 acre tract, and being an interior corner of the herein described tract;

THENCE N83°39'58"W a distance of 1078.67 feet, along a south line of said 464.81 acre tract to a fence corner found at its southwest corner, being a southwest corner of the herein described tract and an interior corner of said 139.314 acre tract;

THENCE N06°05'31"E a distance of 428.66 feet and N05°45'45"E a distance of 170.90 feet along the east line of said 139.314 acre tract and the west line of said 464.81 acre tract to a point in the centerline of Leon Creek, for an interior corner of the herein described tract;

THENCE Along the centerline of Leon Creek with its meanders, the following eleven (11) courses;

S73°57'11"W a distance of 145.73 feet;

S88°14'49"W a distance of 133.63 feet;

N84°21'46"W a distance of 157.93 feet;

S89°40'30"W a distance of 416.70 feet;

N67°45'55"W a distance of 497.48 feet;

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N64°59'17"W a distance of 212.28 feet;

N22°18'55"W a distance of 669.06 feet;

N13°11'46"E a distance of 48.83 feet;

N07°50'14"W a distance of 208.70 feet;

N26°15'02"W a distance of 289.12 feet;

N36°20'13"W a distance of 166.77 feet to a point at its intersection with the south right-of-way line of Military Highway (Loop 13), to a point for a northwest corner of the herein described tract;

THENCE along the south right-of-way line of Military Highway (Loop 13) the following five (5) courses;

S89°38'11"E a distance of 254.19 feet;

S88°48'24"E a distance of 247.10 feet to a point of curvature;

An arc distance of 1102.89 feet along a curve to the right having a radius of 2784.33 feet, a central angle of 22°41'42", and a chord which bears S76°07'18"E a distance of 1095.69 feet;

S71°58'51"E a distance of 249.68 feet;

S62°11'09"E a distance of 507.48 feet;

THENCE leaving the south right-of-way line of Military Highway (Loop 13), S18°03'10"E a distance of 1436.79 feet for an interior corner of the herein described tract;

THENCE N71°56'50"E a distance of 1363.27 feet at its intersection with the south right-of-way line of Military Highway (Loop 13), to a point for a southwest corner of the herein described tract;

THENCE along the south right-of-way line of Military Highway (Loop 13) the following four (4) courses;

S57°25'26"E a distance of 93.92 feet;

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S68°47'14"E a distance of 129.50 feet;

S57°27'01"E a distance of 118.30 feet;

S62°12'50"E a distance of 120.24 feet at its intersection with the found in the northwest right-of-way line of the Southern Pacific Railroad right-of-way for the northeast corner of the herein described tract;

THENCE S36°13'56"W a distance of 2430.50 feet, along the northwest right-of-way line of the Southern Pacific Railroad to the **POINT OF BEGINNING** and containing 106.35 acres of land.

The bearing basis for this survey is Grid North, NAD 27, Texas State Plane Coordinate System, Texas South Central Zone.

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**FIELD NOTES FOR
ZONING MI-2S
1160.319 ACRES**

BEING a 1160.319 acre tract of land out of that 1402.40 acre tract as described in Memorandum of Lease dated July 24, 1997, and recorded in volume 7211, page 664, Real Property Records of Bexar County, Texas, same also being described by a drawing (Zoning MI-2S-2.DWG, dated January 18, 2005) attached hereto and made part hereof and being more particularly described as follows:

BEGINNING at a concrete monument with brass cap found in the northwest right-of-way line of the Southern Pacific Railroad right-of-way at its intersection with the west line of a 2.4922 acre easement conveyed to the Texas Department of Transportation by deed recorded in Volume 7047, Page 756, Deed Records of Bexar County, Texas;

THENCE S35°13'56"W a distance of 9180.80, along the northwest right-of-way line of Southern Pacific Railroad right-of-way to a 5/8" iron rod found at its intersection with the northeast line of a 3000' Clear Zone, for the south corner of the herein described tract;

THENCE N18°03'10"W a distance of 2384.61 feet, along the northeast line of said Clear Zone, to a 5/8" iron rod found the north corner of said Clear Zone;

THENCE along the northwest line of said 3000' Clear Zone, S71°56'50"W a distance of 210.50 feet to a 5/8" iron rod found for a corner;

THENCE N18°03'10"W a distance of 3096.52 feet along a line 1289 feet northeast and parallel to Runway 15/33 to a 5/8" iron rod found at a point that is 410.00 feet north of Building 379 and perpendicular to said runway;

THENCE N71°56'49"E a distance of 87.00 feet, along said perpendicular line, to a 5/8" iron rod found for a corner;

THENCE N18°03'10"W a distance of 8448.79 feet, along a line 1376.5 feet northeast and parallel to Runway 15/33 to a 5/8" iron rod found in the southeast line of a 3000' Clear Zone;

THENCE N71°56'50"E a distance of 123.50 feet, along the southeast line of said 3000' Clear Zone, to a 5/8" iron rod found at its east corner;

THENCE N18°03'10"W a distance of 101.60 feet along the northeast line of said Clear Zone, to a 1/2" iron rod found in the north line of Kelly Air Force Base;

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THENCE along the north line of Kelly Air Force Base the following eleven courses and distances:

S84°00'33"E a distance of 960.30 feet, to a found 1" pinched pipe at the southeast corner of a 17.3928 acre tract recorded in Volume 6859, Page 1650, Real Property Records of Bexar County, Texas.

S84°07'20"E at 1820.00 feet, passing a found 1" pinched pipe in the west right-of-way line of 35th Street at the southeast corner of Lot 25, Aelvoet Subdivision, recorded in Volume 4600, Page 142, Plat Records, and continuing another 50.00 feet, for a total 1870.00 feet to a 5/8" iron rod found in west line of Lot 49, of said Aelvoet Subdivision;

S06°13'50"W a distance of 219.00 feet along the west line of said Lot 49 to a 5/8" iron rod found at the beginning of a curve to the left;

Along said curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord distance of 21.21 feet along a bearing S38°46'11"E, and a arc distance of 23.56 feet to a 5/8" iron rod found at the end of said curve;

S38°46'16"E a distance of 21.21 feet to a point;

S83°46'10"E a distance of 896.20 feet, along the south line of said Lot 49 and the south line of Lot 23, Block 5, West Gardendale Subdivision recorded in Volume 105, Page 199, Plat Records, to a 5/8" iron rod found;

N06°13'52"E a distance of 52.00 feet, along the east line of said Lot 23 to a 5/8" iron rod found in the south right-of-way line of Beech Street;

along the south line of Beech Street, S84°28'48"E a distance of 957.33 feet, to 5/8" iron rod found in the west line of Lot 71, N.C.B. 11315, West Gardendale Subdivision, recorded in Volume 6200, Page 220, Plat Records, and the east line of Dahlgreen Avenue;

along the east line of Dahlgreen Avenue and the west line of Lot 71 S06°13'48"W a distance of 27.00 feet to a 5/8" iron rod found at the beginning of a curve to the left;

Along said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", a chord distance of 35.36 feet along a bearing S38°46'10"E, and a arc distance of 39.27 feet to a 5/8" iron rod found at the end of said curve;

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S38°46'08"E a distance of 35.36 feet to a point;

along the south line of said West Gardendale Subdivision, S83°46'11"E a distance of 260.40 feet to a 5/8" iron rod found at the southeast corner of said subdivision;

N06°15'44"E a distance of 164.99 feet along the west line of said subdivision to a 5/8" iron rod found at the southwest corner of Lot 48 of the Day Subdivision, recorded in Volume 4600, Page 214, Plat Records;

S83°46'10"E a distance of 1373.88 feet to a found 1/2" iron rod at the northwest corner of Lot 50, Parkers Gardens Subdivision, recorded in volume 4700, Page 84, Plat Records;

THENCE along the east line of Kelly Air Force Base and the west line of said Parkers Gardens Subdivision, S05°42'31"W a distance of 609.09 feet to a found 1/2" iron rod at its southwest corner;

THENCE N84°08'08"W a distance of 17.59 feet to a 5/8" iron rod found;

THENCE S05°55'25"W a distance of 2144.69 feet to a 5/8" iron rod found;

THENCE N84°39'11"W a distance of 58.45 feet to a point;

THENCE S05°56'49"W a distance of 577.83 feet to a point;

THENCE N84°14'42"W a distance of 130.16 feet to a point;

THENCE S05°45'18"W a distance of 1048.14 feet to a point in the south line of a 4.69 acre tract as described in volume 3360, page 422, Deed Records of Bexar County, Texas;

THENCE N84°16'00"W a distance of 749.41 feet to an angle point;

THENCE an arc distance of 779.08 feet along a curve to the right having a radius of 1337.65 feet, a central angle of 33°22'14", and a chord which bears S12°15'44"E a distance of 768.12 feet to a point in the center of Billy Mitchell Boulevard;

THENCE along and with the centerline of said Billy Mitchell Boulevard, N84°04'26"W a distance of 2472.60 feet to a point in the center of Frank Luke Dr.;

THENCE along and with the centerline of Frank Luke Dr., S05°38'56"W a distance of 217.64 feet to a point;

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THENCE continuing along and with the centerline of said Frank Luke Dr., S17°56'33"E a distance of 2089.78 feet to an angle point;

THENCE N71°47'19"E a distance of 1039.47 feet to an angle point;

THENCE N18°12'41"W a distance of 225.17 feet to an angle point;

THENCE N71°47'19"E a distance of 1024.54 feet to an angle point;

THENCE leaving the centerline of said Duncan Dr., S23°10'50"E a distance of 948.30 feet to an angle point in the center of Duncan Dr.;

THENCE along and with the centerline of the said Duncan Dr., N55°23'29"E a distance of 628.19 feet to an angle point;

THENCE S43°01'57"E a distance of 976.39 feet to an angle point;

THENCE S88°35'02"E a distance of 118.84 feet to an angle point;

THENCE N55°10'20"E a distance of 695.68 feet to an angle point;

THENCE N37°19'27"W a distance of 1037.57 feet to an angle point in the center of Duncan Dr.;

THENCE along and with the centerline of the said Duncan Dr., N55°58'42"E a distance of 1274.89 feet to an angle point;

THENCE continuing along and with the centerline of the said Duncan Dr., N64°09'24"E a distance of 263.71 feet to a point in the north line of said 1402.40 acre tract;

THENCE S29°14'57"E a distance of 126.59 feet to a 5/8" iron rod found;

THENCE S88°15'17"E a distance of 194.78 feet to a found 1/2" iron rod;

THENCE N01°44'40"E a distance of 86.46 feet to a found 5/8" iron rod;

THENCE N09°54'10"W a distance of 52.64 feet to a found 5/8" iron rod in the southeast right-of-way line of Frio City Road;

THENCE along said south line, the following thirteen (13) courses and distances:

N63°57'36"E a distance 90.00 feet to a found 5/8" iron rod;

N59°52'28"E a distance of 210.54 feet to a found 5/8" iron rod;

N63°57'36"E a distance of 725.00 feet to a found 5/8" iron rod;

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S26°02'24"E a distance of 65.00 feet to a found 1" square iron rod;

N62°03'05"E a distance of 155.00 feet to a found 5/8" iron rod;

S27°56'54"E a distance of 55.00 feet to a found 5/8" iron rod;

N62°03'06"E a distance of 40.00 feet to a found 5/8" iron rod;

N27°56'52"W a distance of 55.00 feet to a found 5/8" iron rod;

N62°03'05"E a distance of 146.47 feet to a found aluminum cap right-of-way monument;

N62°03'03"E a distance of 58.19 feet to a 5/8" iron rod found;

N68°21'32"E a distance of 185.73 feet to a 5/8" iron rod found;

S21°38'29"E a distance of 35.00 feet to a 5/8" iron rod found;

N68°58'48"E a distance of 20.10 feet to a 5/8" iron rod found;

N21°38'33"W a distance of 33.00 feet to a 5/8" iron rod found;

N68°21'33"E a distance of 70.00 feet to a 5/8" iron rod found;

N65°48'28"E a distance of 178.07 feet to a 5/8" iron rod found;

S57°14'12"E a distance of 51.00 feet to a 5/8" iron rod found;

S02°06'02"E a distance of 109.05 feet to a 5/8" iron rod found;

S05°25'43"W a distance of 211.18 feet to a 5/8" iron rod found at a point in the west line of said Southern Pacific Railroad right-of-way;

THENCE S36°13'56"W a distance of 446.57 feet along said right-of-way, to the **POINT OF BEGINNING** and containing 1160.319 acres of land.

A plat was prepared this date to accompany this field note description.

The bearing basis for this survey is Grid North, NAD 27, Texas State Plane Coordinate System, Texas South Central Zone.

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**FIELD NOTES FOR
ZONING MI-2S
321.875 ACRES**

BEING a 321.875 acre tract of land out of that 370.905 acre tract as described in Memorandum of Lease dated July 24, 1997, and recorded in volume 7211, page 664, Real Property Records of Bexar County, Texas, same also being described by a drawing (Zoning MI-2S-3.DWG, dated January 18, 2005) attached hereto and made part hereof and being more particularly described as follows:

BEGINNING: At a 5/8" iron rod found in the north right-of-way line of Fay Avenue at the southwest corner of the herein described tract, being the southwest corner of Lot 15, Block 5, Artesian Gardens, according to plat recorded in Volume 980, Page 387, Plat Records of Bexar County, Texas. Said point also being in the east line of Lot 22, Block 4, South San Subdivision, First Filing, according to plat recorded in Volume 368, Page 177, Plat Records of Bexar County, Texas.

THENCE along the west line of the herein described tract and the east line of said South San Subdivision, First Filing, and the east line of South San Subdivision, Second Filing, according to plat recorded in Volume 368, Page 183, Plat Records of Bexar County, Texas, and along the east line of Quintana Road, N05°53'21"E a distance of 2699.11 feet to a point on a nontangent curve;

THENCE an arc distance of 534.61 feet along a curve to the left having a radius of 1627.19 feet, a central angle of 18°49'28", and a chord which bears S73°43'05"E a distance of 532.21 feet to a point in the centerline of Dunton Street;

THENCE along and with the centerline of Dunton Street, S84°12'53"E a distance of 885.75 feet to a point in the centerline of Tayman Street;

THENCE along and with the centerline of Tayman Street, N05°57'57"E a distance of 709.19 feet to an angle point;

THENCE N14°12'45" W a distance of 424.31 feet to an angle point;

THENCE N06°08'49" E a distance of 867.64 feet to a point to an angle point;

THENCE N84°08'15"W a distance of 913.19 feet to an angle point;

THENCE N60°56'22"W a distance of 61.23 feet, to a 5/8" iron rod found;

THENCE N84°14'23"W a distance of 79.47 feet, to a 5/8" iron rod found;

THENCE S45°37'44"W a distance of 25.56 feet, to a 5/8" iron rod found;

THENCE S07°24'15"W a distance of 329.57 feet, to a 5/8" iron rod found;

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THENCE N83°49'26"W a distance of 119.10 feet, to a 5/8" iron rod found;

THENCE N04°29'48"E a distance of 32.75 feet, to a 5/8" iron rod found;

THENCE N01°00'04"W a distance of 245.11 feet, to a 5/8" iron rod found;

THENCE N21°58'44"E a distance of 67.04 feet, to a 5/8" iron rod found in the south right-of-way line of Southern Pacific Railroad;

THENCE Along the said southeast, south and west right-of-way line of Southern Pacific Railroad, the following nine (9) courses:

S83°20'16"E a distance of 36.80 feet to a 5/8" iron rod found;

N52°30'57"E a distance of 53.43 feet to a 5/8" iron rod found at the beginning of a curve to the right;

an arc distance of 683.70 feet along a curve to the right having a radius of 904.93 feet, a central angle of 43°17'19", and a chord which bears N74°41'55"E a distance of 667.55 feet to a 5/8" iron rod found at the end of said curve;

S84°04'35"E a distance of 1496.20 feet, to a 5/8" iron rod found for the beginning of a curve to the right;

An arc distance of 639.41 feet along a curve to the right having a radius of 666.20 feet, a central angle of 54°59'30", and a chord which bears S56°09'55"E a distance of 615.15 feet to a 5/8" iron rod found at the end of said curve;

S06°43'47"W a distance of 81.72 feet to a 5/8" iron rod found for a corner;

S83°51'17"E a distance of 62.80 feet to a 5/8" iron rod found for a corner;

S10°18'34"E a distance of 164.50 feet to a 5/8" iron rod found for an angle point;

S14°09'12"E, a distance of 3433.04 feet to a point for a southeast corner, from which 5/8" iron rod found for a corner in the the north line of Lot 25 of said Artesian Gardens Subdivision bears S14°09'12"E, a distance of 57.29;

THENCE leaving the southwest right-of-way line of Southern Pacific Railroad and the east line of said Artesian Gardens Subdivision, S56°25'49"W a distance of 1026.69 feet to a point for a interior corner of this tract;

THENCE S33°34'11"E a distance of 255.00 feet to point in the northwest right-of-way line of New Laredo Highway;

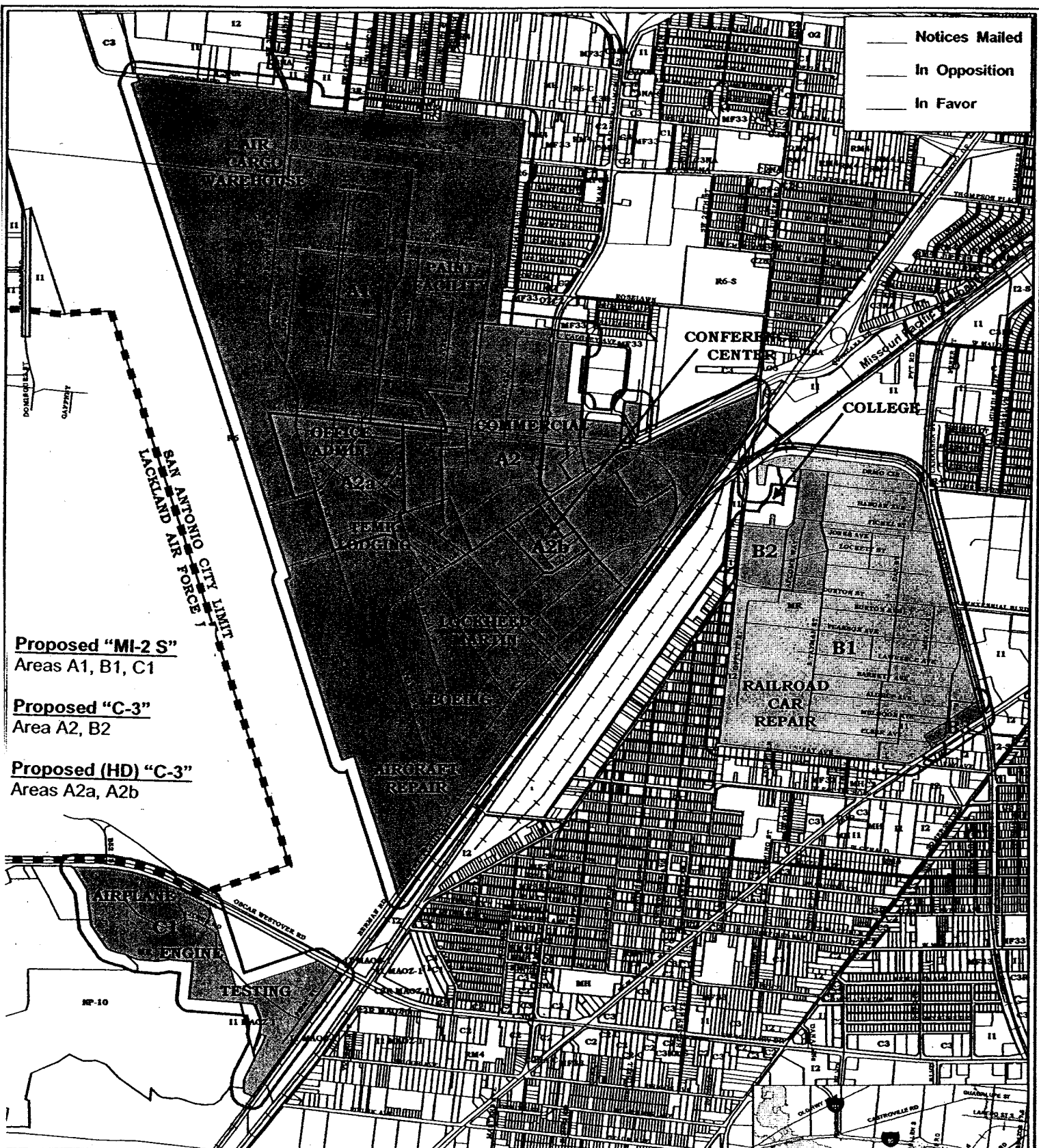
THENCE along the northwest right-of-way of New Laredo Highway S56°25'49"W a distance of 420.00 feet, to a 5/8" iron rod found at its

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intersection with the south line of Lot 27 of said Artesian Gardens Subdivision, and the north line of Fay Avenue;

THENCE along the north right-of-way line of Fay Avenue; N84°09'17"W a distance of 3130.35 feet, to the **POINT OF BEGINNING** and containing 321.875 acres of land.

The bearing basis for this survey is Grid North, NAD 27, Texas State Plane Coordinate System, Texas South Central Zone.



Proposed "MI-2 S"
Areas A1, B1, C1

Proposed "C-3"
Area A2, B2

Proposed (HD) "C-3"
Areas A2a, A2b

ZONING CASE: Z2005-273 S

City Council District No. 4 and 5

Requested Zoning Change

From "R-6", "MR", "C-2", "I-1" To (HD) "C-3", "MI-2 S"

Date: January 12, 2006

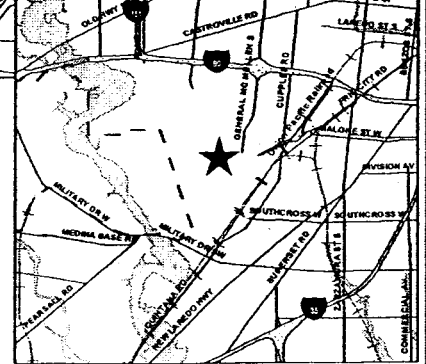
Scale: 1" = 2000'

■ Subject Property

○ 200' Notification



C:\Dec_6_2005



CASE NO: Z2005273 S

Staff and Zoning Commission Recommendation - City Council

Date: January 12, 2006

Zoning Commission Meeting Date: December 20, 200

Council District: 4

Ferguson Map: 649

Applicant: City of San Antonio

Owner US Government (Kelly/GKDA)

Zoning Request: From "R-6" Single-Family Residential District, "C-2" Commercial District, "I-1" General Industrial District, and "MR" Military Reserve District to "C-3" General Commercial District on 208 acres, (HD) "C-3" Historic General Commercial District on 95 acres; and "MI-2 S" Mixed Heavy Industrial on 1,589 acres with a Specific Use Permit for an Airport, Non-Governmental

Property Location: Property generally located in Kelly USA which is south of US Highway 90, west of Zarzamora, north and south of Military Drive; and east of Leon Creek

Proposal: To rezone a former military air force base for private industrial, commercial, and mixed commercial / residential use.

Neighborhood Association: Within 200 feet of the Quintana, Thompson, and Southwest Neighborhood As

Neighborhood Plan: None

TIA Statement: Courtesy Review Provided of Level 3 TIA

Staff Recommendation:

Approval.

The subject property is approximately 1,891 acres that used to be the Kelly Air Force Base. The base closed in 2001 and is now operated by the Greater Kelly Development Authority (GKDA).

With approximately 9 million square feet of building space, the majority of this former military installation is currently used for industrial-based business. Approximately 1,589 acres are proposed for "MI-2 S" zoning. The remaining 302 acres are proposed for "C-3" commercial zoning.

Two historic districts exist within the west and southern boundaries of the main commercial area. The first district, the "Bungalow Colony" consists of single-family craftsman bungalows from the 1920s era that served as officer's quarters. The second area, called the 1600/1700 District consists of 1940s era office and administrative buildings of Spanish Colonial Revival and Arte Moderne architecture.

With an operating air field on the west side of the property and a rail yard running through the east side of the property, Kelly USA markets itself as a multi-modal business port.

Staff recommends approval with the following conditions of the proposed industrial and commercial zoning to allow the continuation of the private sector industrial uses and allow for new business opportunities within Kelly USA.

To protect the surrounding residential neighborhoods, a Type F (40 foot) vegetative buffer will need to be constructed along the perimeter of the subject property within 200 feet of an existing residential use. To protect future commercial enterprises, a Type D (25 foot) vegetative buffer is required between commercial and industrial uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR	7
AGAINST	0
ABSTAIN	1
RECUSAL	0

CASE MANAGER : Trish Wallace 207-0215

Z2005273 S

ZONING CASE NO. Z2005273 S – December 20, 2005

Applicant: City of San Antonio

Zoning Request: "R-6" Single Family Residential District, "C-2" Commercial District, "I-1" General Industrial District, and "MR" Military Reserve District to "C-3" General Commercial District, (HD) "C-3" Historic General Commercial District on approximately 371 acres; and "MI-2 S" Mixed Heavy Industrial on approximately 1,520 acres with a Specific Use Permits for Armory, Biomedical Products Manufacturing, and Airport Non-Governmental.

Joe Saenz, Kelly USA, stated that their request for rezoning is a continuation of the citizen's committee work that was done in 1998. He further stated that they are asking for a change to "MI-2 S" Specific Use Permit for Airport Non-governmental on the industrial area and "C-3" on the commercial area that will help them upgrade Kelly USA to a world class industrial and Business Park. He stated their request for zoning is also in keeping with their memorandum of understanding that they had approved through the City Council in 1999. He stated that they have had six community meetings to regarding the zoning upgrades to educate communities contiguous to Kelly USA. He stated that they are formally amending

OPPOSE

Salome Rabago, 9140 Timber Path, #1705, stated that he is not opposed to the proposed rezoning request. He asked that in the development of the property that the surrounding residents be kept in mind because this is a high crime area and this development will enhance their neighborhood. He asked that the development be kept up and not let the area go back to what it once was.

Staff stated there were 344 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor, there was no response from the Quintana, Thompson, and Southwest Neighborhood Associations.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Avila and seconded by Commissioner Rodriguez to approve the amended request per staff recommendation.

Z2005273 S

1. Property is located in Kelly USA, which is south of US Highway 90, west of Zarzamora, north and south of Military Drive; and east of Leon Creek.
2. There were 344 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

Chair Martinez stated for the record that as a contractor that competitively bids GKDA's work, he will be abstaining.

AYES: Robbins, Rodriguez, Sherrill, Avila, Kissling, McAden, Gray

NAYS: None

ABSTAIN: Martinez

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

December 07, 2005

CITY OF SAN ANTONIO

HDRC CASE NO: 2005-402
ADDRESS: 100-area & 1600/1700 area
APPLICANT: City of San Antonio, Historic Preservation Officer
P.O. Box 839966
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of a finding of historic significance for two National Register Historic Districts within the former Kelly Air Force Base complex. The 1600/1700-area includes a concentration of early 1940s Art Moderne and Spanish Colonial Revival buildings, while the 100-area, also known as the "Bungalow Colony", consists predominantly of 1920s craftsman bungalows. According to the Programmatic Agreement executed in 2002 between the City of San Antonio, the Greater Kelly Development Agency (GKDA), and the United States Air Force, the GKDA would "comply with the City of San Antonio's Historic Preservation and Urban Design Ordinance #80910 in the design of projects. Actions affecting historic properties that are not within the 100-area or 1600/1700-area historic districts are not subject to the requirement."

RECOMMENDATION:

The staff recommends approval of this request as submitted. The buildings qualify as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- (1) it is a visible reminder of the cultural heritage of the community (35-607(b)(1));
- (2) its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- (3) its historical, architectural or cultural character as a particularly fine example of a utilitarian structure (35-607(b)(6));
- (4) its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and
- (5) the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607)(c)(2)(A).

COMMISSION ACTION:

Approved as presented.


Ann Benson McGlone

Historic Preservation Officer

PLANNING DEPARTMENT

TEL: (210) 207-7873

• P.O. BOX 839966 •
TTY: (210) 207-7911

SAN ANTONIO, TEXAS 78283-3966

FAX: (210) 207-7897